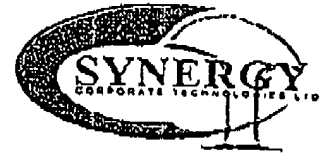


EXHIBIT B

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Client Quote #05BLK500



Westport, Connecticut
518 Riverside Ave., Westport, CT 06880

Boca Raton, Florida
1900 Glades Road, Boca Raton, FL 33431

e-mail:
askme@synergyonline.com

Tel: (203) 221 6465
Fax: (203) 221 6479

Tel: (561) 447 2961
Fax: (561) 447 7134

web:
http://www.synergyonline.com

Attn: Jerry Kestenbaum
Company: Refron, Inc.
Office Location: Long Island City, NY
Fax: 718 482-8147

Date: 04-Oct-99

Service

QTY	SKU	Description	Unit Cost	Ext. Cost
922 Hours		Development of web-based building management system To include: Technical specification document Graphic design Database design Building profile Security Home Page/Login Maintenance - requests Maintenance - Scheduled Bldg Maintenance tasks database - Big specification Tenant Records/ Ad book Library including scanned document ability Email distribution list Survey - up to x questions Bulletin Board Administration / views, etc. Tech services Redundant backup export of data Take a Tour / FAQs Building Link FAQ Expert system screen scrapes	\$ 147.50	\$ 135,995.00
TOTAL				\$ 135,995.00

Quotation of services valid for thirty days.
Terms and conditions are available on our web site.
Sales Tax is additional when applicable.

Authorized by: Jerry Kestenbaum

Date 10-15-1999

Statement of Work



Westport, Connecticut
518 Riverside Avenue, Westport, CT 06880

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SOW99BLK500-001 – Building-Link Prototype Statement of Work

Friday, October 15, 1999

Introduction

The goal of this document is to record and affirm the accepted expectations of the Building-Link Prototype project. It lists the goals, constraints, and success criteria for the project. This document is subject to alteration by the client. Once the content is formally agreed upon, it will become the basis of the project rules.

The Statement of Work is not to be confused with the Project Plan. The Statement of Work will precede the Project Plan and also the Database Specifications. The deliverables will be provided as outlined in the section entitled Deliverables.

Deliverables

The following items are the intended project deliverables. Dates are subject to change as the project progress. Any changes to dates will be reflected in the Project Plan. All changes in the Project Plan will be reported to the project team.

• Statement of Work	10/15/99
• Initial Project Plan	10/20/99
• Initial Graphic Design	11/03/99
• Database Specifications Documentation	11/15/99
• Project Specifications Documentation	11/15/99
• Working Site (Beta)	12/17/99
• Electronic Help files / Tour / Graphics Cleanup	01/05/00
• Finished Project	01/14/00

Purpose

The purpose of this project is to prototype a custom database-driven, web-based residential building management system. The system will facilitate communication amongst staff and tenants via Internet and/or intranet access with a scaleable dynamic database at the backend and a website at the front-end.

Objectives

Facilitating communications between various parties, in the manners as follow:

- From tenants to building management (complaints, maintenance requests, etc.)
- From tenants to building staff (Front desk, concierge, room service, etc.)
- Between management and staff (Scheduling, coordination, etc.)
- From building management to tenants (Surveys, bulletin board, etc.)
- Between tenants (Bulletin board, address book, etc.)
- Building owners to building management

Scope

The project will integrate various business operations with current web and database technologies. In particular, this project will:

1) Integrate the following modules via a relational database backend:

A) **Communications Module**, which includes the following sub-modules:

- **Library module**

Purpose: Provides a virtual information center as a centralized document depot. Documents will include, but not be limited to:

Procedures for air conditioning condensation riser leaks
Employee list for Christmas tips
Approved contractors list
Meeting notices
Building maintenance schedule pertaining to user
Building Procedures for Alteration Applications
Bylaws and House Rules

The library module allows management to post documents to the library database as needed. Integral to this module is the "What's new" section, where recent news and notices will be posted. Certain documents will only be accessible to specific users that logged on (e.g.: building blueprints will only be accessible to emergency personnel and management, staff-related outputs will only be available to management and superintendents, etc.).

Intended for: Management
Superintendent
Tenants
Front desk/door
Emergency personnel

- **Address Book module**

Purpose: Stores contact information of building tenants (those whom have chosen to share this information), of building departments/personnel (management, maintenance, front desk, etc.) and a contact list for building emergencies.

Intended for: Management
Tenants

- **Survey and Response module**

Purpose: Allows management to submit surveys to tenants. Tenants will then in turn have the ability to respond to the survey via multiple-choice answer provided by the management.

Intended for: Management
Tenants

- **Bulletin Board module**

Purpose: Centralized building notice board. Allows management and tenants to post (and remove) notices to management, tenants, staff, front desk/door, etc.

Intended for: Management
Tenants

B) Management Module, which includes the following sub-modules:

- Analysis and Summary module
Purpose: Allows management to generate and review reports relating to building operations.
Intended for: Management
- Building Maintenance Schedule module
Purpose: Allows management to view and prioritize a list of open maintenance requests, view recently updated/changed maintenance requests, read and respond to tenant maintenance requests, send a maintenance request into/out of "sleep" mode until a certain date.
Intended for: Management
 Superintendent
- Tenant Records module (component of the address module)
Purpose: To store limited contact information on building tenants so that services have access to them (Front Desk, Concierge, etc.)
Intended for: Management
 Superintendent
 Tenants
 Front Desk/Door
 Emergency

C) Building Activity Module, which includes the following sub-modules:

- Maintenance Requests module
Purpose: Submit, review, and update maintenance requests. Track an existing maintenance request.
Intended for: Management
 Superintendent
 Tenants
- Maintenance Tasks module
Purpose: Allows management to review and/or edit scheduled preventative and routine maintenance tasks.
Intended for: Management
 Superintendent

D) Key Data Files Module, which includes the following sub-modules:

- Building Profile module
Purpose: Allows management to review and/or edit building profile information (address, utilities, plumbing, blue prints, etc.).
Intended for: Management
 Emergency Personnel
- User Accounts (Profile) module
Purpose: Allows management to edit user names and passwords for access to a Building-Link module (tenants are allowed to edit their own passwords). Stores data on where the tenant can be contacted, personal preferences, and fire or medical emergency information. Allows the tenant to leave temporary instructions for the front desk/door. Profile fields will include, but not be limited to:
 - Apartment/Office number
 - Family name/Company name
 - Alternate names
 - Telephone number and extension
 - Mailing address (if different than building)
 - Primary and secondary contact information*Intended for:* Management
 Tenants

E) Electronic Help Desk Module

Purpose: Provides Help files, FAQ's and a virtual tour of the Building-Link system and its features. Separate Help files and FAQ's are available for tenants and staff (management, front desk, etc.) based on user login.

Intended for: Management
Superintendent
Tenants
Front Desk/Door

2) Design a Website as the front-end to the database with the following features:

- Design separate web page outputs for management, tenants, staff, front desk/door, and emergency personnel. Access to these pages is dependant upon logon (user name and password) and allow right of entry to the Building-Link modules as follows:

MODULES	VIEWS				
	Management	Super	Tenants	Front Desk/Door	Emergency
Library Module	*	*	*	*	*
Address Book Module	*		*		*
Survey/Response Module	*		*		
Bulletin Board Module	*		*		
Analysis/Summary Module	*				
Maint. Schedule Module	*	*			
Tenant Records Module	*	*	*	*	*
Maint. Request Module	*	*	*		
Maint. Tasks Module	*	*			
Building Profile Module	*				*
User Accounts Module	*		*		
Help Desk Module	*	*	*	*	*

3) Locate the final system on a network accessible via Internet and/or intranet.

The following items are beyond the scope of this project:

- Package Center
- Message Center
- Expert System

Cost and Schedule Estimates

Building-Link and Synergy have already agreed upon project costs, which are provided on separate documentation. Schedule estimates are provided with the attached Project Plan.

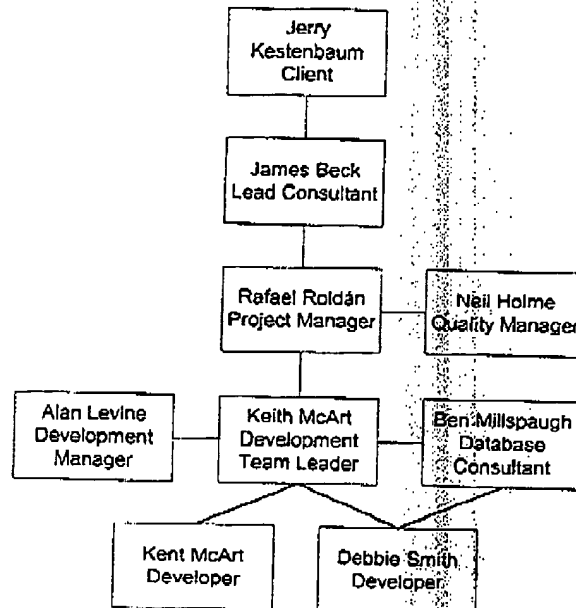
Project Team

Building-Link:
James Beck:
Rafael Roldán:
Neil Holme:
Keith McArt:

Customer
Lead Consultant
Project Manager
Quality Control Manager
Development Team Leader

Project Development Team:

Alan Levine – Development Department Manager
Ben Millsbaugh – Database Consultant
Debbie Smith – Developer – database
Kent McArt – Developer – web, graphic arts

Chain of Command

Attachments:

Project timeline: 2 pages

Document Version: SOW99BLK500-001

Prepared by:

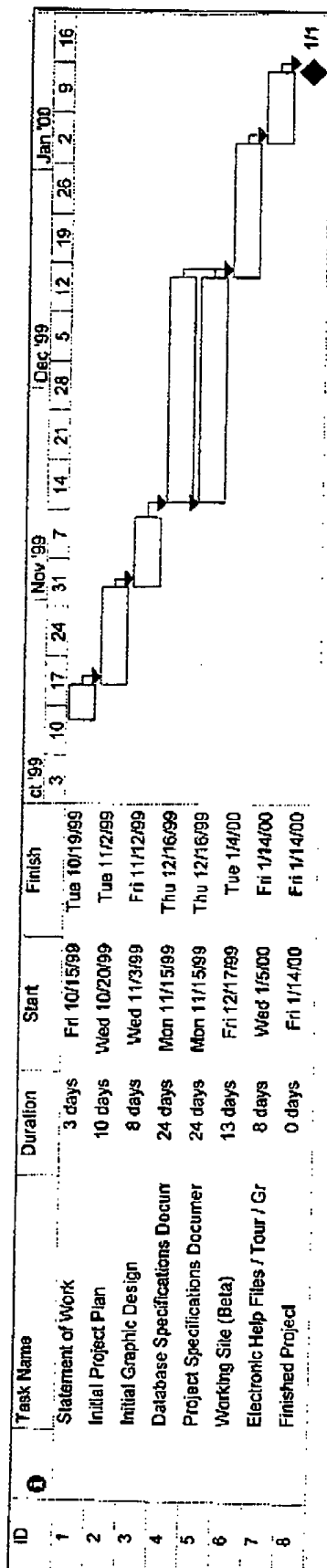
Rafael Roldán
Project Manager

Approved by:

James Beck
President

Authorized by:

Jerry Kestenbaum
Client



Project: PP99BLD500-001 Date: Mon 10/4/99	Task	Milestone	External Tasks
	Split	Summary	External Milestone
	Progress	Project Summary	Deadline

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